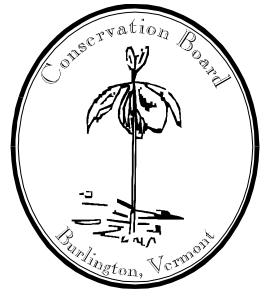


Burlington Conservation Board

645 Pine Street
Burlington, VT 05401
<http://www.burlingtonvt.gov/DPI/CB>
Telephone: (802) 865-7189

*Miles Waite, Chair
Zoe Richards
Don Meals
Matt Moore
Ryan Crehan
Hannah Brislin
Rebecca Roman
Tori Hellwig
Jules Lees*



Conservation Board Meeting Minutes

Monday, November 2, 2020 – 5:30 pm

Remote Meeting

Attendance

- **Board Members:** Zoe Richards (ZR), Ryan Crehan (RC), Miles Waite (MW), Rebecca Roman (RR), Don Meals (DM), Tori Hellwig (TH), Jules Lees (JL), Matt Moore (MM)
- **Absent:** Hannah Brislin (HB)
- **Public:** None
- **Staff:** Scott Gustin (Permitting & Inspections)

MW, Chair, called the meeting to order at 5:33 p.m.

Minutes

A Motion was made by: DM and SECONDED by RR:

Approve the meeting minutes of October 5, 2020 as written.

Vote: 6-0-1 (no ZR yet)

Board Comment

SG mentioned he'll have a draft lakeshore amendment for setbacks and lakeshore buffer for the December meeting. He'll provide to DM and RC beforehand.

Public Comment

None.

Open Space Subcommittee

RR said that the subcommittee requested additional information from the consultants who provided proposals. That info was provided and discussed tonight. There are two top possibilities, but looking to clarify the details of the anticipated work. SG and ZR will speak with the top choice tomorrow.

ZR said that she's worried that the front runner may re-do some of what was done in 2014 and does not need to be redone now. Looking to focus on forests as carbon sinks and how Burlington can move ahead with that. RR said she's looking forward to a collaborative process.

SG noted the options of a contingent recommendation dependent on his and ZR's conversation with the preferred consultant versus holding a separate special meeting for the full Board recommendation later in the month.

ZR said we're looking for a Burlington centric focus and want the consultant help us to get there.

A MOTION was made by MW and SECONDED by DM:

The programs and services of the Dept. of Permitting & Inspections are accessible to people with disabilities. For accessibility information call 865-7188.

The Board approves the consultant selection by the Open Space Subcommittee pending a successful meeting tomorrow.

Vote: 8-0-0

Project Review

1. 20-0194SP; 52 Institute Rd (RCO-RG, 4N) Burlington School Department

Sketch plan review of proposed high school redevelopment

Marty Spaulding, Tom Peterson, John Hemmelgarn, Bill Nedde, Jesse Remick, Hannah Loope appeared.

Marty Spaulding overviewed the project. It's a sketch plan review for redevelopment of Burlington High School.

John Hemmelgarn showed the proposed illustrative site plan. He pointed out the proposed building footprint and site reconfigurations. The parking lot will be revamped and tiered. The tree line abutting the building and site will remain largely as is. He pointed out 3 new stormwater features onsite.

MW, we've been told there are PCB's in the soil around the building. How does that affect the plans and site work? Mr. Spaulding, most of the scope of work has been cut from F Building. Only ADA accessibility work will be done. There is a cut-and-fill plan to deal with the "urban soils" onsite.

Tom Peterson said that more of a 3D profile and characterization of soils is needed. Additional sampling and testing will be done to determine the extent of contamination.

RC, are the gravel wetlands treating runoff from both the building and parking lot? Bill Nedde addressed stormwater management. The high school is subject to the state's new 3-acre stormwater rule. It adds a new layer above the typical state stormwater permit. New impervious surfaces will fully comply with state requirements as will redeveloped portions. There are some minimal stormwater management facilities onsite now. The proposed stormwater improvements are significant and will treat almost all impervious surfaces onsite.

ZR, how does the state's rule differ from the city's? Mr. Nedde, if a state stormwater requirement was not in place, much of the same standards would need to be met for the city's stormwater program. ZR, what about the gravel wetlands? Mr. Nedde, a gravel wetland is crushed stone with 40% voids in the lower section. The upper section is less pervious and also serves as a planting medium. Specific species are used in these installations. Water slowly makes its way towards the discharge point. ZR, what is the teaching moment at the gravel wetlands? Is this something that could be on public display?

Mr. Spaulding said that he can see student field trips to the gravels wetlands. Great teaching opportunities. The 3-acre rule requires eventual upgrades, but we're doing them now as part of this comprehensive redevelopment. Providing treatment for new and existing impervious surfaces.

MW, will the wetlands be fenced? Mr. Spaulding, yes, but they will be gated for access.

Hannah Loope spoke to species plantings within the gravel wetlands. Native species, or cultivars thereof, will be installed. She noted the gravel wetland by the skate park as an example.

RC, it would be helpful to know number and species of trees to be removed and to be planted. Ms. Loope said she'd have that information available when the application is submitted.

ZR was contacted by the city's sustainability coordinator at BED. What plans are there to encourage biking? How is alternative transportation being encouraged? John Hemelgarn said the front entry is moving closer to the bus loop. There are several locations near the main entry for bike racks. The total

number of onsite parking spaces is being reduced. Just 60% of the zoning requirement for parking is being met.

MM, we support the reduction in parking and would support a parking waiver at the time of DRB application. What if the parking waiver is not approved?

ZR, is any of the bike parking covered? Mr. Peterson, originally it was to be covered but was cut due to budget. The site will be such that a canopy could be installed. ZR encouraged making the Institute Rd / North Ave intersection more bicycle friendly.

(JL & DM left at 6:30).

MW, thinking about the parking waiver, how does that pertain to municipal properties? SG responded that under the limited zoning review, parking is considered.

MM asked about BCB limitations with respect to limited review. SG responded that stormwater and energy efficiency are reviewed under separate jurisdiction anyway. Tree clearing could be viewed as part of landscaping that is within BCB purview under the limited review authority of statute.

2.21-0409CA/MA; 362 Riverside Ave (NAC-R, 1E) Boyden
64-Unit senior housing facility and related site work

Ben Avery, Jeff Zweber, and Cleary Buckley appeared.

SG explained that this is a "major impact" application located on the inland side of Riverside Avenue. There are no identified significant natural areas onsite. There is an old city landfill uphill.

Ben Avery overviewed the proposal – a 64-unit independent senior living facility. Similar new facilities have been built in surrounding communities but not actually within Burlington.

Jeff Zweber said that there are no onsite stormwater management facilities now. Runoff goes down the hill and into the street. There's presently ¼ acre of impervious onsite. As an infill project, supportive infrastructure is in place already. Mr. Zweber displayed a perspective drawing of the proposed building and site. Exposed asphalt and overall impervious area will be minimized by placing much of the parking beneath the building. Trees and foundation plantings surround the building. Mr. Zweber addressed proposed stormwater management. Stormwater will be collected, attenuated, and slowly discharged. Infiltration is included in the proposed stormwater management system. Grading work will avoid steep slopes and facilitate stormwater collection and treatment. Peak flow rates are reduced in all scenarios post construction versus pre-construction.

ZR mentioned the history of landslides along Riverside Ave. Is this site on fill? Has an analysis of soils been done as to stability? Mr. Zweber said that he is aware of the slides along the north side of the road. He has done some onsite investigation. A lot of the fill is on the north side and has been done in large part by dumping things over the bank. This building is in a much different location. Stormwater is being collected and stored. It will not go over the bank.

MW, has a geotechnical assessment been done? Mr. Zweber said his firm is not doing the geotechnical analysis. That will be done as part of pre-construction assessment. Mr. Avery elaborated that the design will go through local permitting and then get into detailed design for construction. At that point, a geotechnical assessment would be done, and an environmental consultant engaged to analyze potential contamination. The site is on native soils. The landfill is actually higher up slope.

MW said that the condos on the old landfill have methane abatement measures in place. He'd like to know the soil boring results and whether a phase 2 has been done.

MM, if you find that soils are unsuitable, would that impact the proposed stormwater and project design? Mr. Zweber said that a foundation design will be put together following a geotechnical analysis. There may need to be tweaks to the stormwater design, but major changes are not anticipated.

MW, has there been neighborhood interest in the project? Mr. Avery, there's been no opposition. SG pointed out the pre-application NPA requirement.

A MOTION was made by MM and SECONDED by MW:

Recommend approval of the project as presented and designed with the condition that the applicant prioritize geotechnical analysis of the property due to concern about the soil quality and stability.

Vote: 5-0-0

Adjournment

MM asked about the status of slope analysis along Riverside Avenue. MW said that he's not yet done anything with a draft steep slopes ordinance. It could be on a future Board agenda to develop some fundamental parameters.

SG will reach out to the City Engineer as to the status of the Riverside slope analysis. Having that complete would be preferable before putting ordinance language together. RC asked about the Z-Card at the landslide properties. SG explained that they are related to zoning applications that were filed to address the slope instability but were never completed and were denied as incomplete applications last month. The city is moving ahead with enforcement action in Superior Court Environmental Division.

MW, in early 2021, please put an agenda item on for what's in place, what's entailed in ordinance development, and what standards are needed?

Cleary Buckley commented regarding BHS. The project for renovation is not what was presented for the bond vote. The building that's there is a poor envelope in many ways with subpar HVAC. The community may end up with something that's less bad rather than really good. Will the end result serve this community in a healthy way? He very much wants the project to be good. MM, the topic of energy efficiency and building shells has been brought up many times over the years. It's not within the BCB's purview. That's not to say we disagree, but it's not something we can affect.

ZR said that she's found that the School District is almost like a separate jurisdiction. As citizens we do elect the School Board. MW mentioned DRB review as well.

The meeting adjourned at 7:29 PM.